



FACT SHEET

VILLAGE CORE MIXED USE DESIGNATION

GENERAL PLAN UPDATE INFORMATION

Website:

www.sdcounty.ca.gov/dplu/gpupdate

Informational Hotline:

619.615.8289

E-mail:

gpupdate.DPLU@sdcounty.ca.gov

Mailing Address:

County of San Diego
Department of Planning and
Land Use
5201 Ruffin Rd, Suite B
San Diego, CA 92123

BACKGROUND

Concern has been expressed, primarily from the Rancho Santa Fe Association, that the intensity limits for the proposed Village Core Mixed Use (VCMU) Designation area too high and cannot be physically constructed. The proposed VCMU Designation is new to the County's set of General Plan designations. It is applied in a select few locations throughout the unincorporated County. The purpose of the designation was to allow greater flexibility when planning for future development in town centers to accommodate projects that contribute to a vibrant and pedestrian friendly town core.

The draft Land Use Element specifies the maximum Floor to Area Ratio (FAR) at 1.3 and a maximum residential density of 30 dwelling units per acre.

COMMUNITY COMPATIBILITY

The Rancho Santa Fe Association indicates that they are concerned that the maximum intensities allowed for the VCMU Designation would be inconsistent with the Rancho Santa Fe Village. DPLU appreciates this concern. The draft General Plan was written to include specific provisions for planning of areas designated VCMU and refers specifically to zoning, Community Plans, and town center plans to address the appropriate intensity for a given site. As these other regulations are in effect in the Rancho Santa Fe Village, there would be no adverse impact from this designation.

Page 3-13 of the draft General Plan discusses the use of FAR for non-residential designations:

"The maximum development intensity of uses in these designations is expressed as a maximum FAR (see Table LU-1). As these are expressed as maximums, in many communities the desired FAR will likely be lower...Detailed regulations specified in the Zoning Ordinance will support the desired development intensity. In any case, the permitted development intensity must be supportive of the goals and policies of the General Plan and the applicable Community Plan."

Page 3-15 of the draft General Plan relates specifically to the VCMU designation:

"Specific maximum FAR and residential density standards shall be developed through community-specific town center planning, though in no case,

within either multiple- or single-use buildings, many nonresidential intensities exceed 1.3 FAR or residential densities exceed 30 units per acre. Permitted uses must be consistent with the town center plan, or in absence of a town center plan, shall not preclude the development and implementation of such a plan."

ABILITY TO ACHIEVE MAXIMUM INTENSITY

The Rancho Santa Fe Association suggests that the maximum residential and commercial intensities provided under the VCMU Designation cannot be achieved when parking and other requirements are considered and, therefore, should be reduced. The County does not agree. There is no expectation that a development will be achieving 1.3 FAR of commercial development and 30 dwelling units per acre all on a single site. The expectation is that a mixture of commercial and residential would be provided within these ranges and that mixture would be guided through zoning and local planning including coordination with the community.

Page 3-15 of the draft General Plan states: "A wide variety of commercial, civic, and residential uses are encouraged by this designation, and these uses may be mixed "vertically"—on separate floors of a building—or "horizontally"—in separate buildings on a single site or on adjacent parcels." Therefore, in some cases a "mixed use" development may result in 100% of commercial use at a 1.3 FAR on one property, while the adjoining property is 100% residential at 30 dwelling units per acre.

The draft General Plan also accepts that parking requirements often make it challenging to achieve maximum intensities and therefore states: "Structured parking may be necessary to accommodate allowable densities, and shared parking arrangements may be allowed consistent with the nature of the mixed uses."

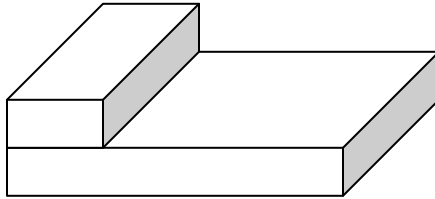
EVALUATION OF TRAFFIC IMPACTS

The Rancho Santa Fe Association cites concerns with regard to the Draft Environmental Impact Report's evaluation of traffic impacts associated with the VCMU Designation. For most locations, a 50% residential/50% commercial split was assumed for the VCMU Designation when modeling traffic. For Rancho Santa Fe, 100% commercial was assumed since the area proposed for the VCMU Designation is mostly developed. DPLU believes that these assumptions are reasonable estimates of the traffic that would result

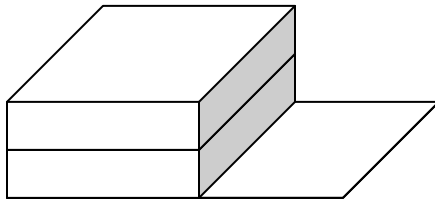
from these designations, which is consistent with the California Environmental Quality Act.

As specific town center plans and projects are developed, more detailed traffic analyses are often conducted. Through these studies and the development approval process, the unique traffic concerns of specific sites and proposal can be addressed.

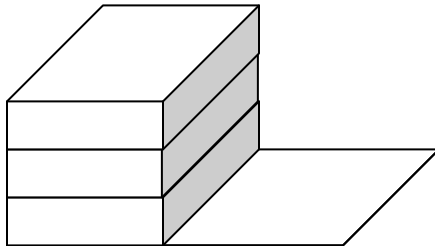
EXAMPLES OF 1.3 FLOOR TO AREA RATIO



2 Stories, 100% Coverage, Parking is off-site



2 Stories, 65% Coverage, Partial parking on-site



3 Stories, 43% Coverage, All parking on-site